

GREENING IN PLACE: FROM POLICY TO PRACTICE

AGENDA

SEATTLE UNIVERSITY – PIGGOTT HALL

SEPTEMBER 16, 2008

8:30 – 9:00	Registration/Breakfast & Coffee
9:00 – 9:15	Welcome & Introduction (Kevin Desmond, General Manager, King County Transit and Karen Goroski, Suburban Cities Association)
9:15 – 10:00	<i>Keynote Speaker:</i> Alan Durning, Executive Director, Sightline Institute <i>Sustainability: What will it Take?</i>
10:00 – 10:30	Excellence in Building Green Awards (King County Executive Ron Sims) <i>Program announcements</i>
10:30 – 10:40	Break
10:40 – 11:30	Concurrent Session #1/Tours
11:30 – 1:00	Lunch / Networking <i>Lunchtime Keynote Speaker:</i> Gary Lawrence , Urban Strategies Leader, Arup
1:00 – 1:50	Concurrent Session#2/Tours
2:00 – 2:50	Concurrent Session #3/Tours
2:50 – 3:00	Break
3:00 – 3:50	Concurrent Session #4/Tours
3:50 – 4:00	Acknowledgments and Closing

Tracks:

- A. Designing Green:** Technology, Materials, and Design
- B. Planning Green:** Planning, Policies, and Incentives
- C. Being Green:** Practical Applications and Case Studies
- D. Saving Green:** Operations, Maintenance, and Energy Conservation
- E. Tours**

Session 1A - Designing/Engineering for Low Impact Development (LID)

High Performance Landscapes: Green Infrastructure for Healthy Communities

Focusing on rain gardens, green roofs and wastewater reuse, this panel will provide specific design methodologies for LID projects including hydrologic/hydraulic modeling, drainage code compliance and costing. The discussion will also touch on how LID practices fit into the new area of Salmon Safe certification for the Puget Sound region and how “green infrastructure” maximizes the health or performance of our habitat, community, drainage, and mobility systems.

Moderator: Jim Sussex, King County

-Nate Cormier, SvR Engineers

-Tye Simpson, Belt Collins

Session 1B - Starting/Planning a Green Building Program

Is my jurisdiction the only one without a Green Building Program? Who's asking for one? What does it include? Where do I begin? Let's start from the beginning and help you learn from others who have grappled with the same questions.

Moderator: Charlene Anderson, City of Kent

-David Barnes, City of Kirkland

-Jozanne Moe, City of Redmond

-John Minato, City of Issaquah

Session 1C - LEED ND: The Pilot Experience in South Lake Union

Currently in its pilot phase, LEED for Neighborhood Development (LEED ND) is collaboration among the US Green Building Council, the Congress for the New Urbanism and the Natural Resources Defense Council. The LEED ND Rating System integrates the principles of smart growth, urbanism and green building into the first national system for neighborhood design. Catherine Benotto, AIA, ALSA, LEED AP, will outline the pilot program and discuss how South Lake Union is qualifying for participation. Catherine will also cover anticipated changes to the final LEED ND program and how it can be used as a tool to guide policy, plans and design guidelines. Following Catherine, Lori Mason Curran will provide an overview of South Lake Union's sustainable development and the progress made to date in the neighborhood. Lori will discuss key lessons learned on green building from a developer's perspective and how government officials can support developer efforts for sustainable building.

-Catherine Benotto, Weber+Thompson

-Lori Mason Curran, Vulcan

Session 1D: Sustainable O&M Practices - Success Stories

O&M&M the Hidden Shortcut to the Pot of Gold

Find out what O, M and M are and how to take this easy and profitable shortcut to a resource savings pot of gold. Insights based on real life resource savings measures from the Fred Hutchinson Cancer research Center and the Pacific Northwest National Laboratories include things that worked and things that didn't. These two speakers will also give you insight to a relatively undeveloped part of the resource efficiency business that is literally a potential gold mine. Both PNNL and Fred Hutchison have won awards for their sustainable work practices and they are proud to share their story with others who can take some ideas and put them to use at their facility.

Moderator: Dave Van Holde, King County

-Bob Cowan, Fred Hutchinson Cancer Research Center

-Mike Moran, Pacific Northwest National Laboratories (PNNL)

Tour 1E: Seattle University's Operations and Maintenance Tour

Follow the Assistant Director of Facilities on an Operations and Maintenance tour of the Seattle University campus. He will address campus O & M strategies and show you the building controls in the Pigott Building, the new chiller plant, and the boiler plant that supplies three buildings with domestic hot water and building heat.

The Campus Recycling Coordinator will then show you their unique Food Compost Facility and how 17 tons of the campus' pre-consumer food waste and 27 tons of chipped tree trimmings are annually composted and applied as a soil amendment in campus planting beds.

11:30 AM – 1:00 PM LUNCH AND LUNCHTIME KEYNOTE SPEAKER

11:30 AM – 12:00 PM LUNCH

12:00 AM – 1:00 PM KEYNOTE SPEAKER GARY LAWRENCE, ARUP

As Urban Strategies Leader for ARUP, **Gary Lawrence** provides thought leadership for strategic urban development throughout the firm's 70 global offices. With roots firmly planted in the Pacific Northwest, Gary turned the first shovel of dirt on the development of Microsoft's campus as Redmond City Manager. Then, as Planning Director for the City of Seattle, he led development of "Toward a Sustainable Seattle," the first sustainability-focused municipal comprehensive plan in the world.

Session 2A: Climate Responsive Design: Strategies to Build Highly Energy Efficient Buildings

Promoting by Doing

Promoting by doing is the mantra for The Terry Thomas, a new, highly sustainable commercial building in South Lake Union. We will discuss how this building addresses a number of societal issues such as globalization, climate change and productive, healthy work environments. Using performance data from the building and reviewing lessons learned, we also examine how both the design and technical strategies used to create this building – including integrated design, holistic design, place-making, and representational strategies – were essential for the building’s ultimate success.

-Tom Marseille, Stantec Consulting

-Gabe Hanson, Weber+Thompson

Session 2B: Planning for Greenhouse Gas Reductions

The King County Department of Development and Environmental Services, in consultation with a workgroup with representation from business, local governments, the state, and the public, is developing an ordinance to implement a proposed policy that would allow King County to exercise substantive authority under the State Environmental Policy Act (SEPA) to condition or deny proposals that would have a significant, adverse impact on the environment due to their greenhouse gas emissions. Find out how this ordinance is taking shape, and what may be required for developments in unincorporated King County.

Moderator: Cynthia Moffit, King County

-Richard Gelb, King County

-Matt Kuharic, King County

Session 2C: Buildings and Water: Rainwater Collection, Graywater Reuse, and Conservation

Green building rating systems like LEED and Built Green provide incentives to use water more efficiently and reduce use of potable water for landscape irrigation, flushing and other non-potable uses. The green building industry and regulators are moving toward a better understanding of these opportunities and constraints. What should you know if you plan to use rainwater collection and gray water re-use systems and strategies in King County?

Moderator: Vicki Colgan, Department of Ecology

-Dave Cantrell, Public Health Seattle/King County

-Andy Dunn, Department of Ecology

Session 2D: Improving Your Program: Good Resource Sustainability Practices

Recent experience with HVAC system retuning evaluations indicate that many HVAC systems are not operating at maximum efficiency. This excessive energy use can result in as much as a 40%-60% increase in heating utility bills. Typically most HVAC retuning activities are achieved through low-cost maintenance corrective actions. This panel will discuss the benefits of HVAC retuning activities and how they can be achieved through low-cost maintenance corrective actions.

-Jim Sura, JA Energy Services

-Stuart Simpson, WA State Department of General Administration

Tour 2E: Seattle University's Rain Garden and Sustainable Landscape Maintenance Tour

Attend this tour to learn how Seattle University's rain garden was built to contain water from a 25-year storm to prevent four buildings from flooding. See how the rain garden mimics nature to hold and filter water before it goes to the storm sewer. The tour will also explain how the Grounds Department has used sustainable practices to beautifully maintain the 48 acres pesticide-free for over 20 years.

BREAK 1:50 PM-2:00 PM

CONCURRENT SESSION #3: 2:00PM-2:50PM

Session 3A: Designing Sustainable Communities: It's Not Just About Buildings Anymore

This session explores two case studies in planning for sustainable communities at different scales. King County's HealthScape project, an initiative to improve air quality and public health through land use and transportation planning, is the foundation underlying new planning for green streets and pedestrian routes in the White Center urban unincorporated area. Bellevue's redevelopment plan for the Bel-Red Corridor applies smart growth, transit-oriented development, and an aggressive incentive zoning program to full-scale re-visioning of a three-mile corridor of former light industrial and commercial land located along the path of future light rail.

-Christina O'Clair, King County
-Dan Stroh, City of Bellevue

Session 3B: Codes/Policies that Encourage Low-Impact Development (LID) and Improved Stormwater Management

This panel includes local leaders in developing and adopting policies and programs that promote and implement Low Impact Development. The panelists include authors and contributors to the LID Manual for Puget Sound and other local stormwater manuals. Some panelists have provided technical assistance to local jurisdictions interested in adopting LID codes. Others have spearheaded LID demonstration projects. With the recent Pollution Control Hearings Board decision to require LID in municipal stormwater NPDES permits, the discussion promises to be both timely and lively.

Moderator: Steve Foley, King County
-Kamuron Gurol, City of Sammamish
-Curtis Hinman, WSU Pierce County Extension
-Tracy Tackett, City of Seattle
-Bruce Wulkan, Puget Sound Partnership-
-Len Zickler, AHBL

Session 3C: Net-Zero Energy Homes: The zHomes in Issaquah

The zHomes will be the first production net-zero energy homes in the U.S. Hear about this exciting project from the planning, design, and construction perspectives.

Moderator: Patti Southard, King County

-Doug Howland, Howland Homes

-Brad Liljequist, City of Issaquah

-David Vandervort, David Vandervort Architects

Session 3D: Taking Action: Performance Contracting, Utility Incentives, Retrofits, Tune-ups, and Retro-Commissioning

Incentive Programs at Puget Sound Energy and Seattle City Light

Energy efficiency improvements are the best investments building owners and operators can make to respond to increasing costs of energy. Fortunately, they are also the first choice for our local utilities to meet their electricity and natural gas resource needs. Puget Sound Energy (PSE) and Seattle City Light encourage all of their customers to be efficient in their use of energy – and offer resources to customers to help them. Both utilities have a broad array of programs, financial incentives (grants and rebates), and tools designed to offer customers the opportunity to participate in conserving energy. This presentation will provide a brief overview of both companies' programs and services.

-Lori Moen, Puget Sound Energy

-Greg Whiting, Seattle City Light

Tour 3E: South Lake Union – Terry Thomas Building and Discovery Center*

**Please note: The South Lake Union tour will take 2 hours. The bus will leave from Seattle University at 2:00 and return by 4:00.*

Located in South Lake Union, The Terry Thomas is a highly sustainable, four story, 40,000 square foot commercial structure. Wrapped in windows, it is a building designed along a modern aesthetic with a combination of time-tested strategies from the pre-HVAC era and complimentary new technologies. The building is anticipating LEED-CS (Core and Shell) Gold certification and Weber Thompson's offices, which encompass over 25,000 feet of the building, are anticipating LEED-CI (Commercial Interiors) Platinum certification.

-Scott Thompson, Weber+Thompson

-Peter David Greaves, Weber+Thompson

BREAK 2:50 PM – 3:00 PM

CONCURRENT SESSION #4: 3:00 PM-3:50 PM

Session 4A: Design Tools and Strategies to Adapt to Climate Change

Buildings built today and in the future must not only be much more energy-efficient, they will need to meet many other needs in a changing climate and changing world. In addition to using the new design tools and strategies being developed to increase energy efficiency, how should we approach building design and engineering given that climate change impacts are inevitable? Our presenters take this up this challenging question.

Moderator: Peter Dobrovolny, City of Seattle
-Mark Frankel, New Buildings Institute
-Lisa Rosenow, CDi Engineers

(continuing session) Session 4B: Codes/Policies that Encourage Low-Impact Development (LID) and Improved Stormwater Management

A continuation of Session 3B, this panel includes local leaders in developing and adopting policies and programs that promote and implement Low Impact Development. With the recent Pollution Control Hearings Board decision to require LID in municipal stormwater NPDES permits, the discussion promises to be both timely and lively.

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Session 4C: Being Green Preservation as a Sustainable Development Tool

How Historic Preservation Addresses Environmental, Economic and Cultural Sustainability in our Communities

Historic preservation has generally been ignored in terms of its contribution to sustainability. This session will explore the significant impact preservation can have on reduced energy consumption, reduced landfill waste, and sustainable community development and will look at potential methods to enhance these impacts. economic and cultural sustainability in our communities.

-Brian Rich, Bassetti Architects

Session 4D: Saving Green Green Operations and Maintenance

Sustainable/Green cleaning is more than simply changing products. It is a philosophy. Attend this session to learn about a comprehensive program that evaluates the needs of the building, occupants and employees as well as evaluating the cleaning process, equipment, products, recycling, paper and training programs.

-Peggy Meyer, King County
-Lorri Traylor, King County
-Talon Swanson, King County

Tour 4 E: *(continued) South Lake Union – Discovery Center and Terry Thomas Building Site Tours

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-Scott Thompson, Weber+Thompson

- Peter David Greaves, Weber+Thompson –Discovery Center presenter TBD